

March 14, 2001

TO: Mayor and City Council

FROM: Scott Norris, Senior Planner

SUBJECT: Results of the Planning & Zoning Meeting March 13, 2001

The following item is scheduled for the March 20, 2001, City Council Meeting

Final Plat: The Trails Phase 5B
Applicant(s): J. Baker Corporation

DESCRIPTION:

79 Single-Family-5 lots on 21.9± acres on the south side of Trails Parkway at Crockett Drive. Zoned Planned Development-75-Single-Family-5. Neighborhood #44.

APPROVED: 5-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Staff approval of landscape and screening plans.
3. Staff approval of street names.
4. Final acceptance of The Trails Phase 5A for second point of access.

SN/sg

cc: Tim Spairs 972-226-1946
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 3A

Final Plat: The Trails Phase 5B

Applicant(s): J. Baker Corporation

Description:

79 Single-Family-5 lots on 21.9± acres on the south side of Trails Parkway at Crockett Drive. Zoned Planned Development-75-Single-Family-5. Neighborhood #44.

Remarks:

The final plat shows 79 Single-Family lots to be developed at Planned Development-75 Single-Family-5 standards. An alley waiver was granted with the approved preliminary plat for lots backing to common open space and the trail system. The final plat conforms to the approved preliminary plat. Access is provided by Trails Parkway and Phase 5A provide access. Phase 5A is currently under construction but has not been accepted by the City. Phase 5B is dependent on Phase 5A for the required second point of access to the property.

Recommendation:

Recommended for approval subject to:

1. Additions and/or alteration to the engineering plans as required by the Engineering Department.
2. Staff approval of landscape and screening plans.
3. Staff approval of street names.
4. Final acceptance of The Trails phase 5A for second point of access.